



1 Overton Grange

Overton, YO30 1YN

£825 pcm



- 03/04/2024
- UNFURNISHED
- SORRY NO PETS OR SMOKERS
- STUNNING COUNTRYSIDE VIEWS
- TWO DOUBLE BEDROOMS
- EASY ACCESS TO YORK
- EPC BAND 'E'
- COUNCIL TAX BAND 'A'

GENERAL SUMMARY

We are pleased to present to the lettings market this two bedroomed end terraced property set on a working farm just to the north of York. Surrounded by open fields, the property also benefits from ample parking. The property itself comprises; two double bedrooms to the first floor along with the house bathroom including an electric shower over the bath wash and basin and WC. The entrance door to the property is of generous size and includes a large storage cupboard ideal coats and shoes. The living room offers dual aspect with windows in both the front and the rear of the property and enjoys a working log burner with brick surround. Finally to the kitchen which includes a range of wall and base units with built-in electric oven, hob and extractor hood. There is plumbing provided for a washing machine and space for fridge/freezer if required. Finally to the garden there is a bricked built barbecue and small store shed off the mainly lawned garden to the rear. Water rates are charged by the landlord at a set rate of £25 per month.

ROOM MEASUREMENTS

KITCHEN - 11' 6" x 8' 6" (3.53m x 2.60m)

LIVING ROOM - 17' 6" x 11' 3" (5.35m x 3.45m)

BEDROOM ONE - 13' 9" x 11' 8" (4.21m x 3.56m)

BEDROOM TWO - 8' 10" x 11' 5" (2.70m x 3.49m)

TERMS OF TENANCY

The property is available To Let unfurnished, on an Assured Shorthold Tenancy for a minimum period of twelve months.

A Security Deposit equivalent to five weeks' rent will be payable.

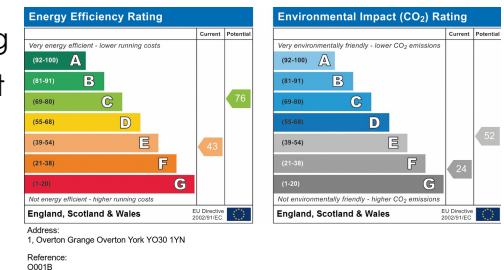
VIEWING ARRANGEMENTS

Strictly by appointment only with the Letting Agents, Littlefairs Property Company. Please contact our office on 01904 393989 to arrange or visit our website at LittlefairsPropertyCompany.co.uk

ADDITIONAL INFORMATION

The Tenant will be responsible for the costs of Electricity and Council Tax. Water and sewage costs are charged at a set amount of £25 per month directly to the landlord.

Before your application can be fully considered, you will need to pay a holding deposit equivalent to one weeks' rent for the property you are interested in. On request, we will provide full documentation explaining what happens to that holding deposit and the circumstances in which the deposit will / will not be refunded.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements